



# City of Carmel

**THURSDAY, APRIL 1, 2010  
CARMEL PLAN COMMISSION  
SUBDIVISION COMMITTEE MINUTES**

**LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
CARMEL, IN 46032**

**TIME: 6:00 P.M.  
DOORS OPEN AT 5:30 P.M.**

**Representing the Committee:**

Brad Grabow, Chairperson; Heather Irizarry; Nick Kestner, Judy Hagan

**Committee Members Absent:**

Madeleine Torres

**Representing the Department:**

Mike Hollibaugh; Angie Conn; Alexia Donahue Wold; Candy Martin, Recording Secretary

**Of Counsel:**

John Molitor

**The Subdivision Committee considered the following items:**

1. **Docket No. 10010007 DP/ADLS: Legacy PUD - The Livingstone Cottages**  
The applicant seeks site plan and design approval for an adult family living/continuing care development. The site is located at the northwest corner of Community Dr. and Cherry Creek Blvd. It is zoned PUD/Planned Unit Development. Filed by Brandon Adomatis of Adult Family Living, Inc.

**Present for the Petitioner:**

Jesse Pohlman with Baker and Daniels, Brandon Adomatis of Adult Family Living and Brett Huff with Stoepfelwerth.

**Overview:**

- 6.3 acre site for 10 building senior living community
  - Alzheimer and memory care patients
  - Duplex style housing, 6 units on each side with individual bedrooms
  - Caregiver and property manager onsite-2 buildings at a time, 24 hours
- Located in the Legacy development (146<sup>th</sup> Street and River Road)
- First phase of project, 2 buildings, start Summer 2010

**Department Report, Angie Conn:**

- Urban Forestry – has approved landscape plan
- City Engineering – approval with final construction, during the building permit process
- Approval received will be for entire site plan

**Committee Comments:**

- Concern with lack of evergreen trees on landscape plans
  - Help screen headlights from traffic on roundabout
  - Gives more greenery/leafy species during winter months, helping with appearance of site
  - More landscape will help make site feel more residential rather than institutionalized site
    - Petitioner to review landscape plans to try to accommodate additional species (such as evergreens)
- Development going on around site
  - Petitioner: South-undeveloped; East-Pittman Partner project; Southeast-no proposal at this time; North-Wooded area
- Type of façade
  - Brick and stone (3 ft. high on building, 4 inch cut stone), James Hardy Shaker siding along with different variations of siding on other buildings to help make each one look different

**Motion: Nick Kestner to approve Docket No. 10010007 DP/ADLS: Legacy PUD: The Livingstone Cottages for final approval contingent on approval from City Engineering and Urban Forestry seconded by Heather Irizarry, voted 4-0.**

**2. Docket No. 10010008 DP/ADLS: Meridian Pointe**

The applicant seeks site plan and design approval for a 174-unit multi-family development. The site is located at 12346 Old Meridian St. It is zoned OM/O – Old Meridian District/Office. Filed by Anthony Birkla of Anderson Birkla Investment Partners, LLC for Carmel Development I, LLC.

NOTE: The Agenda was re-ordered in order to hear Meridian Pointe as the last item of business.

**Present for the Petitioner:**

Anthony Birkla of Anderson Birkla and Mary Solada of Bingham McHale

**Overview:**

- Luxury residential units catering to the younger, professional generation
- Contemporary elevation-“unique” site
  - Location off roundabout
  - Between 2 main roadways – Old Meridian Street and Pennsylvania
  - Site to be filled/raised – currently 2-3 feet “hole”
  - North side of property lines a designated wetland area
- High indoor and outdoor amenities and technology
  - Health/fitness club, tanning, billiards, cyber café, pool/spa, fire pit, grilling area
- 174 units - Studio, 1 or 2 bedroom units
- Walked the site with Urban Forestry for tree preservation
  - Working out details on how to preserve trees when needing to raise/infill the site

- Site mostly consists of building and parking, swales in between are being used for BMP for stormwater quality management
- Exterior signage
  - Revised proposed plan to stay within sign ordinance regulations
  - NO banners, NO graphics on awnings
- 10 feet pathway around perimeter of site
  - Includes a pass through boulevard to help separate the residential from the future development of the retail/office site
  - Porte-cochere offers walkway through property for pedestrian traffic to help with connectivity to Old Meridian
- Main entrance to building offers residents a valet drop off with drive aisle and loading carts
- Two elevator cores for guest and resident entry along with one for large/moving items
- Internal bike storage is adjacent to main elevator core and close to main amenity area
- Concierge Services onsite

**Committee Comments:**

- Number of parking spaces sufficient
  - 234 spaces (zoning ordinance OM/MF states minimum 1 parking space per unit), proposal allows for more than one space per unit
  - On street parking
    - Old Meridian Street – yes, pull off lane
    - Pennsylvania Street – working with City Engineering, no answer yet
  - Garage availability
    - 13 attached garages are available
    - Requested to have garage door design revised to not look so residential, suggested to add a more contemporary/urban design to flow better with overall property
  - Petitioner does not have plans to make parking on site restricted (No stickers /tags, No gates or fences)
- Connection to pathway at north side of property
  - Currently not a lot of room between existing tree line and property line to add pathway
  - Existing trees would need to be removed
  - Existing 10feet bike path around site, along with boulevard and Porte-cochere area
  - Concerned for pedestrians walking through parking lots and building
  - Connection allows for pedestrian shed with retail, offices and restaurants in the area
    - Petitioner not sure if have enough room to add pathway at north side property line and that area may fall within watershed/wetland area
    - Willing to work with Meijer Store to obtain an easement to allow for pathway on property
  - Committee suggested could work this in while working through tree preservation plan
- Commitment to project plans following through to building stage
  - Petitioner will enter zoning commitment to build within standards on what is proposed
  - DOCS Staff performs pre-construction and landscape review to petitioner to obtain approval to proceed; along with being reviewed during building permit stage
- Living Units
  - Accessible from internal hallway

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- Units facing streets will have shallow balcony (approx. 18" deep) with slider
- Units on back side (pool side) will allow for little large balcony
- Window treatments (2 in. faux blinds) will be included throughout
- Large windows (floor to ceiling) to help with more open feel of unit with some having sliders
- Technology
  - "Cyber Café" to help build a community feeling
  - Residents will have key fob's to access building, amenity area and storage facility
    - Key fob's will allow property manager/site owner to monitor or limit access of resident if need be
- Bike Storage
  - Bike lockers vs. hanging storage with other resident bikes
    - Bike lockers are big and costly. Hanging storage allows the bike to be locked in place on the hanger.
    - Residents will have availability to rent storage areas that will accommodate a bike to have more personal secured storage if need be
    - Per ordinance regulations, will also have external bike storage area
- Lighting of building
  - Pole mounted fixtures in parking lot
  - Wall mounted fixtures on building
  - Not recessed, cast light and down building –"wash" exterior of building
- Future development of outlot at Pointe
  - Petitioner stated due to economy, development of this area is on hold
  - Area will be cleared, raised to proper elevation by adding dirt, seed and maintained until future tenant becomes available
  - Committee suggested developing as a "green" area with a park like setting or a landscaped mound in the interim until future development is able to start
    - Petitioner will review and introduce a plan for upkeep of this area at next meeting

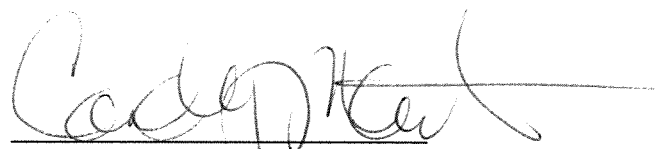
**Summary of items to be completed/ready for next meeting:**

- Work with Meijer Store to obtain an easement to connect path at the north side of property
- Revise garage door selections to incorporate a more contemporary/urban design look
- Finalize an interim plan for the development of the Pointe outlot
- Obtain approval from Urban Forestry regarding tree preservation plans and/or any outstanding items
- Obtain approval from City Engineering Department on any outstanding items

**Docket No. 10010008 DP/ADLS, Meridian Pointe was continued to the May 5, 2010 meeting of the Subdivision Committee, 6:00 PM, Caucus Rooms of City Hall.**

Meeting adjourned: 7:05 p.m.

  
Brad Grabow, Chairperson

  
Candy Martin, Recording Secretary